



162035 192 Street W  
Rural Foothills County, Alberta

MLS # A2312910



**\$2,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,537 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	16.94 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Farm, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-22-3-W5
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, No Smoking Home, Pantry, Storage		

**Inclusions:** Venetian Blinds, TV Mounts (2), Gas Fireplace (2), Gas Fire Pit, Garden Shed, RO Treatment, UV Water Treatment, Stock Waterer, Barn Stalls (2), Horse Shelters (4)

**\*\*Open House Saturday May 30, 2-4pm\*\*** Dreaming of the perfect balance between luxury living and wide-open country freedom? Welcome to 162035 192 Street W, where you can finally have the acreage lifestyle you've always wanted without needing a passport and trail mix just to get into the city. Set on 16.94 fully fenced and cross-fenced acres just 9 minutes from Stoney Trail West and Spruce Meadows, this property delivers the boxes buyers spend years chasing. Mountain views, privacy, room for horses, toys, side-by-sides, trailers, and enough space for that collection of "I'll use this someday" equipment every acreage owner somehow accumulates. The custom-built 2,536 sq ft executive walkout bungalow was designed to impress while still feeling like home. You're welcomed with incredible views, quality craftsmanship, and the kind of layout that has people mentally placing furniture before the tour is over. The kitchen understood the assignment with high-end WOLF appliances, extensive granite countertops, and a setup made for family gatherings, entertaining, and standing around pretending to help while someone else cooks. The main floor features a spacious primary retreat and large office that could easily become another bedroom. The fully developed walkout basement includes two massive bedrooms, a beautiful wet bar, and a hidden panic room because every great acreage should have at least one feature that makes guests say, "Hold on... show me that again." Outside is where this property really starts showing off. The barn/shop combo is the setup acreage buyers dream about with soaring ceilings, a heated mezzanine, automatic waterer, and a fantastic cross-fenced setup built for country living. Morning coffee with mountain views, Alberta sunsets, peace, quiet, and room to breathe. This

isn't just a property, it's a lifestyle. And properties like this rarely hit the market because once people figure out acreage life, they tend to hang onto it tighter than Oilers fans hanging onto playoff hope.